

# CITY OF BOTHELL

## PUBLIC HEARING NOTICE

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NOTICE IS HEREBY GIVEN THAT THE CITY OF BOTHELL HEARING EXAMINER WILL HOLD A PUBLIC HEARING ON DECEMBER 7, 2018 AT 10:00 A.M. AT THE BOTHELL CITY HALL 1<sup>ST</sup> FLOOR; ROOMS 107 AND 108; 18415 101ST AVE NE BOTHELL, WA 98011. THIS HEARING WILL BE TO CONSIDER THE PUBLIC INTEREST TO BE SERVED OR ADVANTAGED BY THE FOLLOWING:

**PROJECT:** *Milam's Hidden Terrace Preliminary Plat and Critical Areas Alteration*

**CASE #:** *SUB2016-09321, CAPR2016-09365, SEP2016-09322*

**APPLICANT:** Win Lessley, Adair Enterprises, LLC  
15922 East Shore Drive  
Lynnwood, WA 98087

**LOCATION OF PROJECT:** 10120 NE 197th Street, Vacant property east of addresses 19706 and 19614 100<sup>th</sup> Ave NE, Bothell WA 98011

**APPLICABLE CODES:** Title 11, 12, 14, 15, 22 of the Bothell Municipal Code

**DESCRIPTION:** The applicant proposes subdivision of 2.62 acres of vacant land into 9 parcels for single family homes. Tracts would be established for stormwater and critical area buffer. The subject site is generally located in the southeast corner of the intersection of NE 197<sup>th</sup> St and 100<sup>th</sup> Ave NE. The property is zoned R 8,400. New house lots range in area from 9,923 to 10,780 square feet. The subject site was created through a boundary line adjustment of two parcels where a church and school are located (under City of Bothell Case number BLA2016-09232). Access to the subdivision street would be taken from 100<sup>th</sup> Ave NE. The buffer of an off-site Category IV wetland extends onto the subject property in the southeast corner and the applicant requests a critical area alteration to reduce this buffer from 50 feet to 37.5 feet as allowed in BMC 14.04.530.F.4.2.a. Buffer mitigation would be provided by enhancing the existing degraded vegetation.

Any persons who may be affected by this proposal may appear at the hearing and be heard in support of or opposition to this proposal. Additional information may be obtained at the Department of Community Development, Bothell City Hall, 18415 101<sup>st</sup> Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 prior to your visitation to the Department. The application and all other documents pertaining to and together constituting the file for this permit shall be available for inspection at the start of the notice period; anyone may submit a written request for a copy of any such materials from the file, at his or her cost. Any such copies requested will be made available no later than 3:00 p.m. of the third day following receipt of the written request. The staff report will be available for inspection at least 10 calendar days prior to the hearing; copies will be provided to interested persons at no cost no later than 3:00 p.m. of the day following receipt of the request.

<b>DATE OF POSTING/ISSUANCE: ON OR BEFORE NOVEMBER 16, 2018</b>
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**SPECIAL ACCOMMODATIONS: THE CITY OF BOTHELL STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. IF SPECIAL ACCOMMODATIONS ARE REQUIRED, PLEASE CONTACT THE ADA COORDINATOR AT 425-806-6150 AT LEAST THREE DAYS PRIOR TO THE MEETING.**

# Milam's Hidden Terrace Preliminary Plat SUB2016-09321



## Legend

- Zoning
  - Rivers or Streams
    - Open Stream
    - Piped Stream
  - River or Stream Buffer
  - Sammamish River
  - Wetland
  - Wetland Buffer
  - Water Body
    - Lake
    - Pond
- 2015-Mar Ortho (Bothell)

## Notes

262 0 131 262  
Feet

1: 1,572



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.